

# Huntly what if

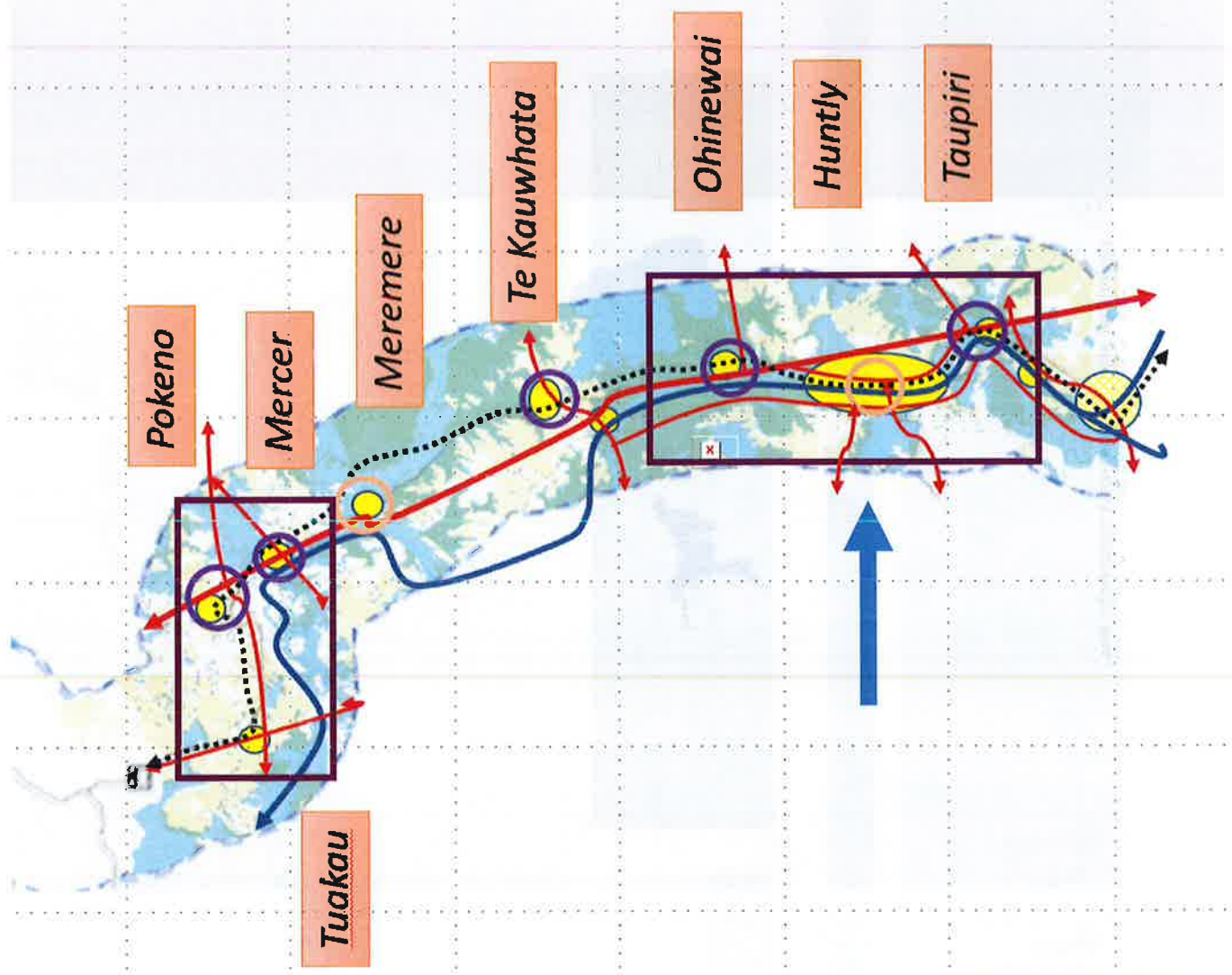
*Draft spatial plan*

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Not the view of the Government,  
Waikato District or Waikato Regional  
Councils or any specific official

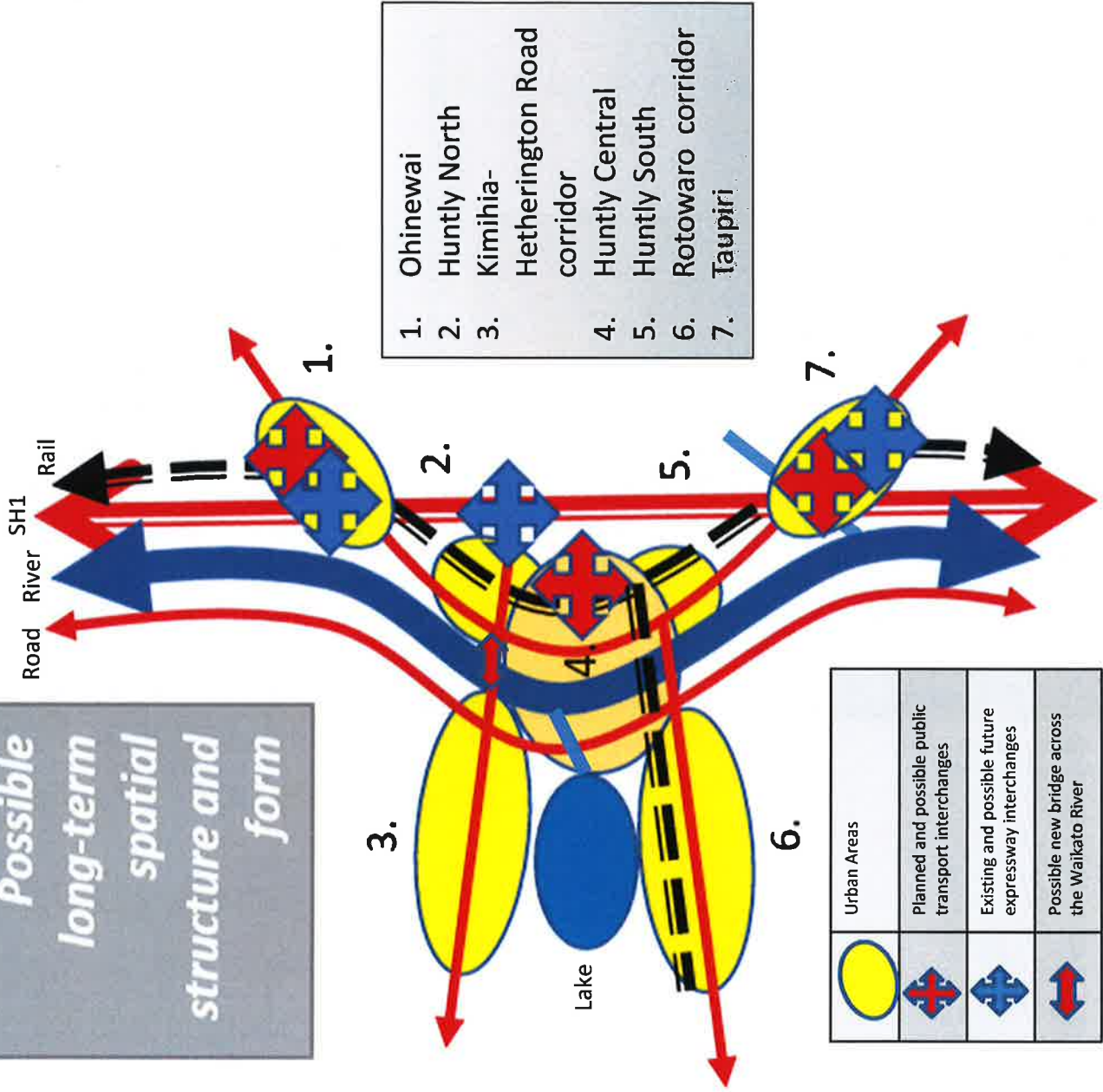
# 1. Executive summary: the River Communities context



- The strong presence of wāhi tiotū and wāhi toiora direct and shape any future development options
- The key development options shown on the right are where several (or all) of these key factors come together:
  - river
  - lake, mountain and/or other landscape features
  - access to the Expressway
  - east-west road connections
  - rail access options
  - public transport services
  - major assets that can be redeveloped.
- To understand these opportunities better we have undertaken initial spatial analysis for Pokeno & environs and **Huntly & environs**

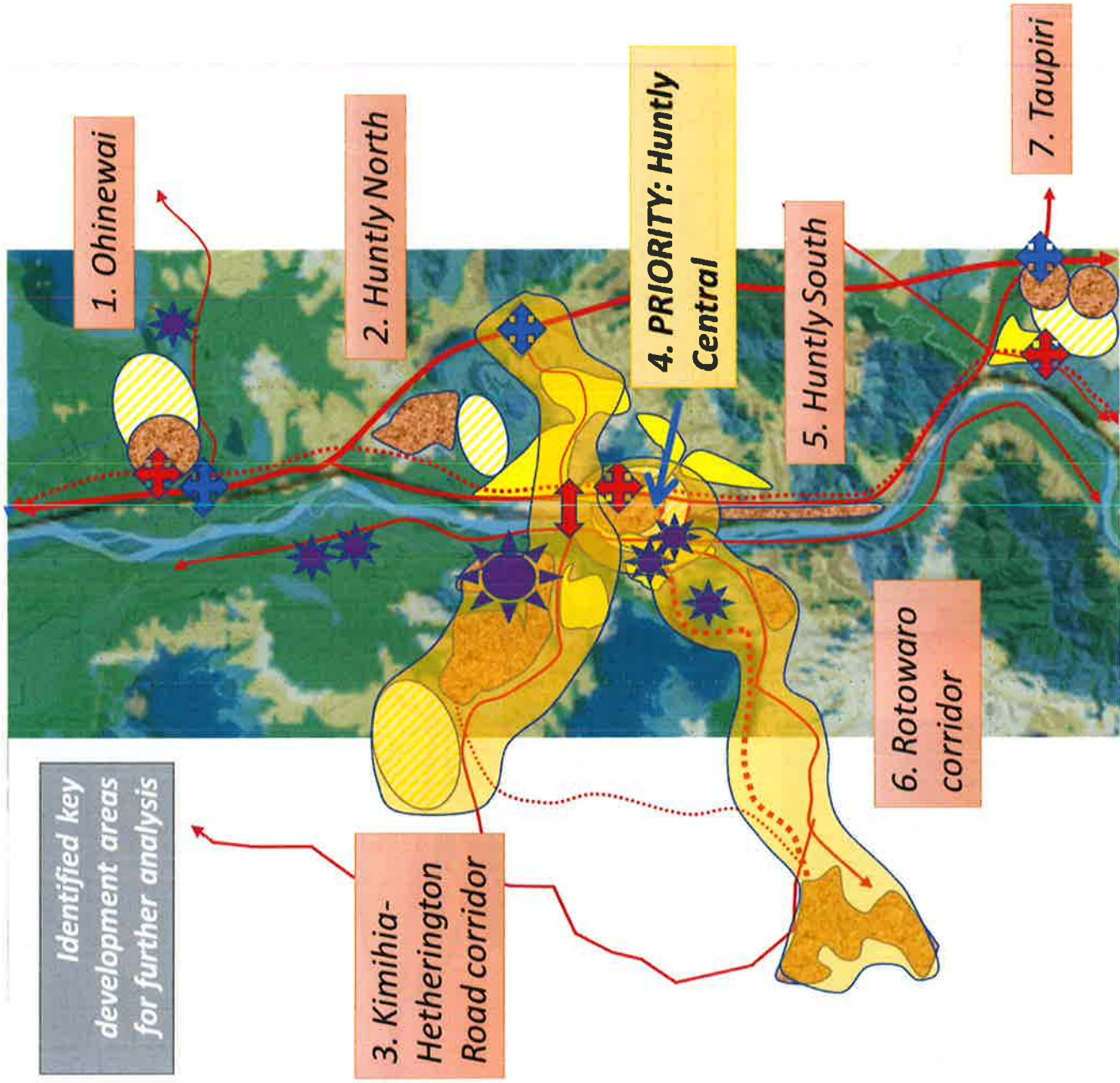
# 1. Executive summary: the strategic concept









*Possible long-term spatial structure and form*



# 1. Executive summary: possible key development areas

Identified key development areas for further analysis



	Existing urban areas
	Wāhi tiotiu and wāhi totora
	Planned and possible public transport interchanges
	New residential development options
	New commercial development opportunities
	Existing and possible future expressway interchanges
	Some of the many major institutions and development opportunities
	Possible new bridge across the Waikato River

## 2. Objectives & spatial plan structure

**Wāhi toitū,  
wāhi toiora**  
*Places with  
enduring presence  
Places to grow only  
with great care*

*To manage growth in a manner that...*

- protects and enhances the quality of the natural environments and cultural heritage,
- anticipates the transition to a low-carbon future and builds climate resilience, and
- avoids increasing the impacts and residual risks of natural hazards.

**Awarua**

*Key corridors*

*To strengthen corridor connections that...*

- shape and guide future urban growth towards sustainable, resilient and affordable settlement patterns, and
- improve access to housing, employment, public services and amenities.

**Wāhi mahi,  
wāhi noho,  
wāhi takaro**

*Places to work  
and live and play*

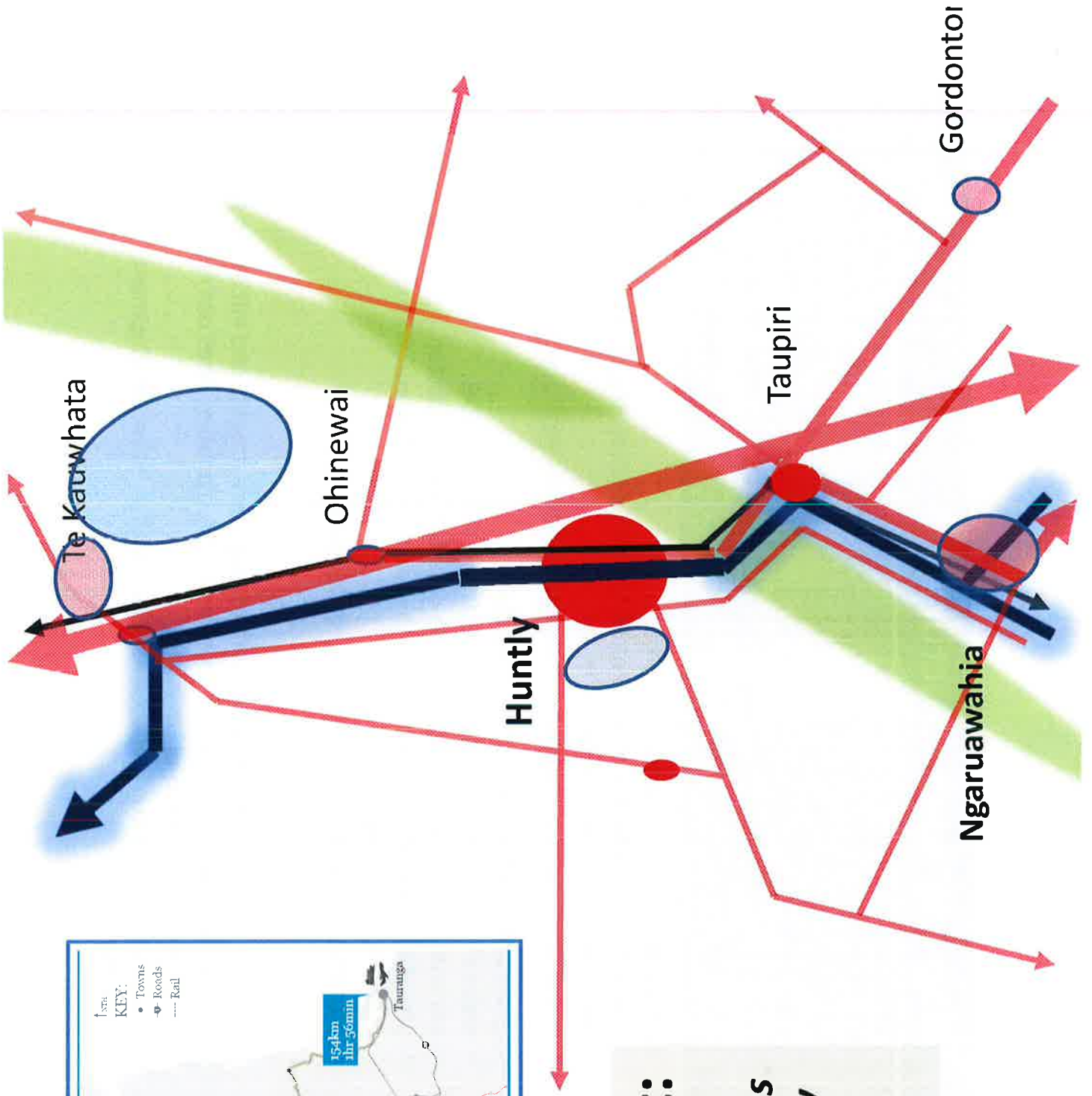
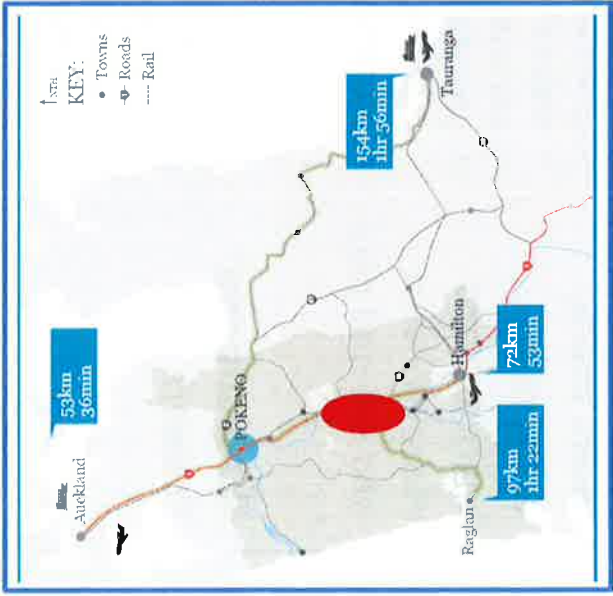
*To grow urban settlements and places that:*

- make efficient use of existing infrastructure and resources,
- are public transport and active mode-oriented and connected
- provide affordable housing choices that respond to demand, including quality intensification, and
- provide high quality live-work-play settlements.

**Whakamana  
Enablers**

*To support and underpin urban growth through investments and initiatives that are:*

- responsive and timely, so that growth and development does not result in a reduction of services, and
- delivered at the required pace and scale to fully realise development opportunities.

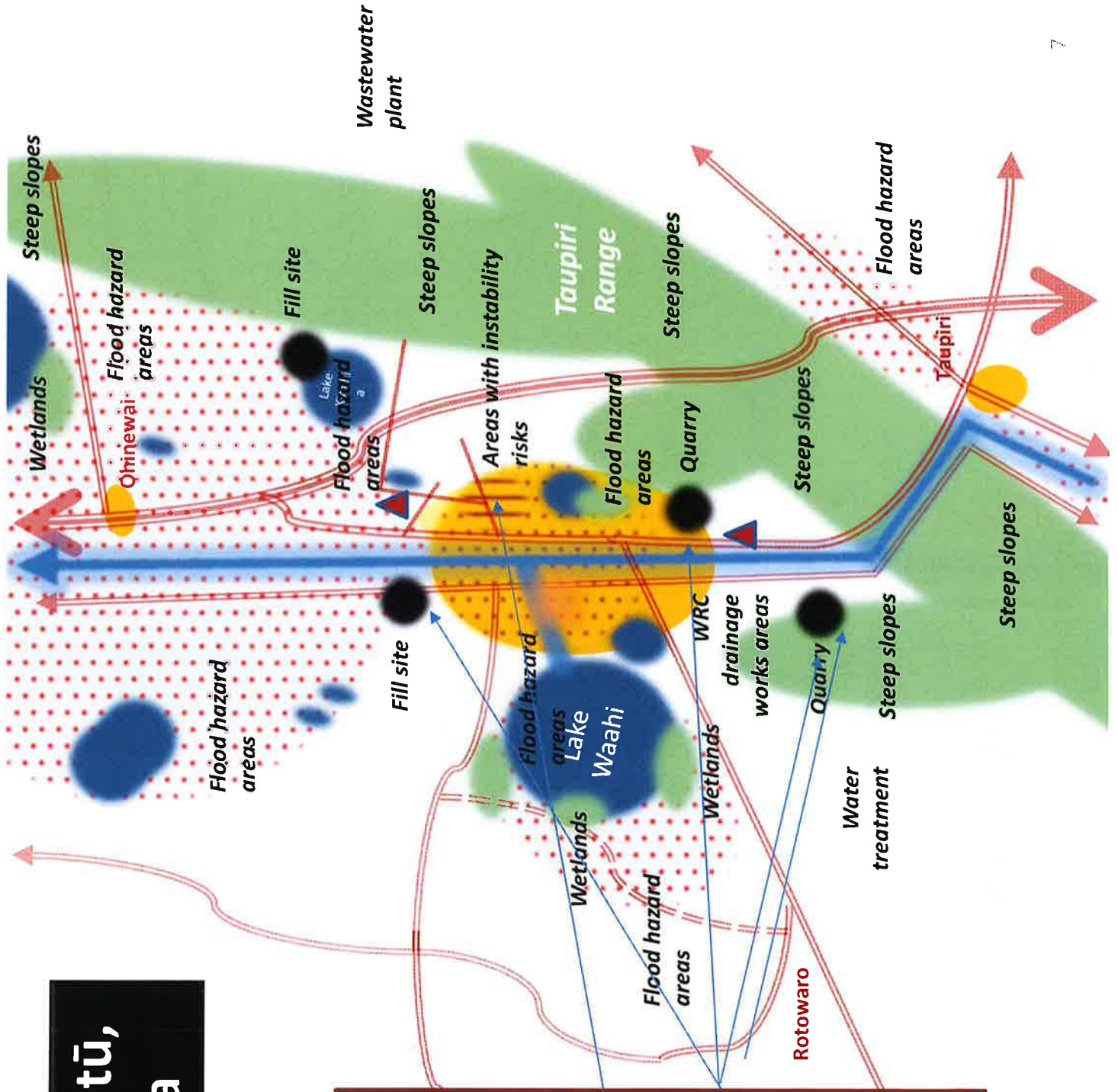


**3. Context:**  
*A string of beautiful towns along a mighty corridor*

# 4. Wāhi toitū, wāhi toiora

## Workshop feedback:

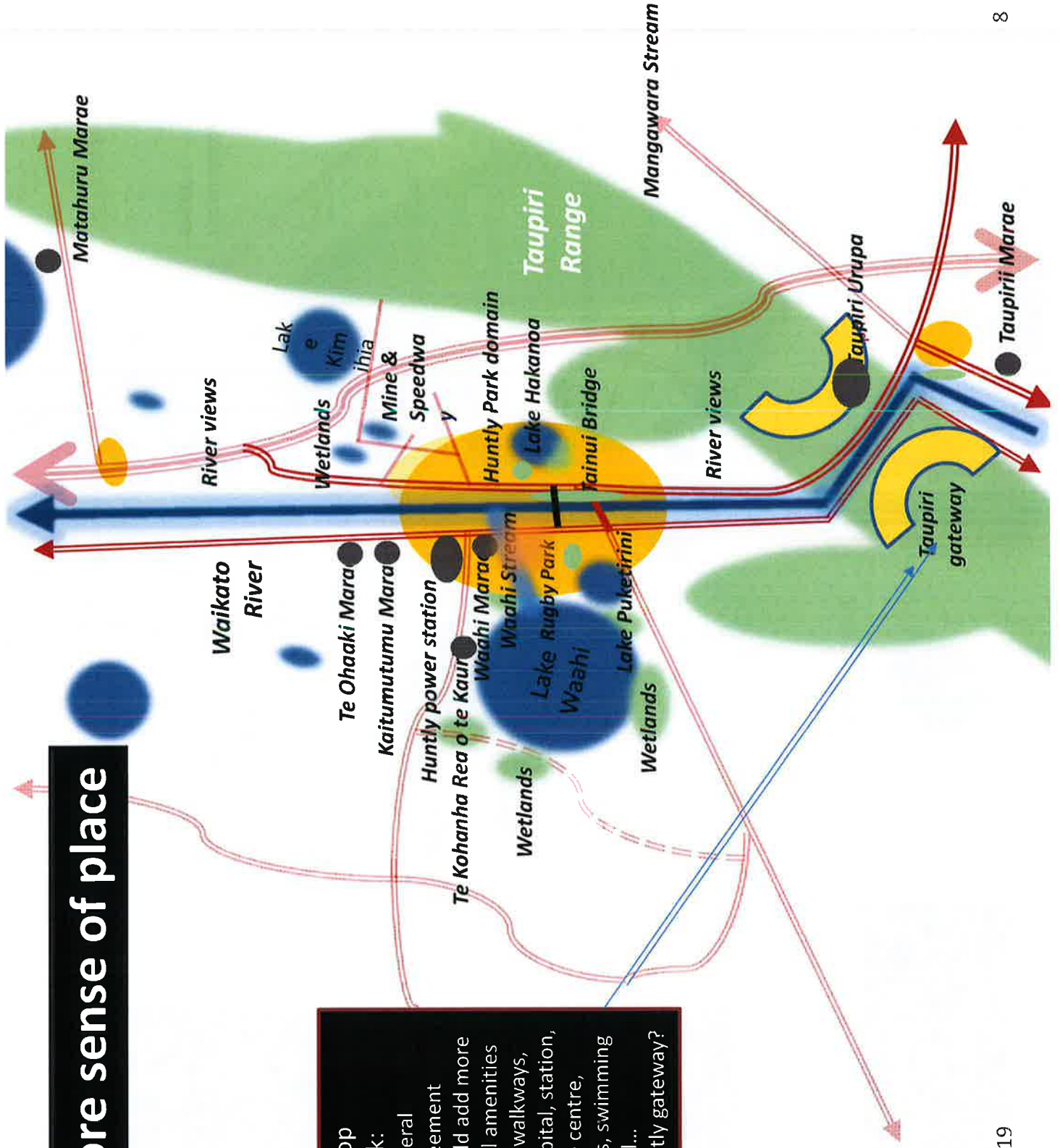
1. Flood risk mitigation is an ongoing key issue for many growth options
2. Define flood risk area as per WRC maps
3. Subsistence risk will affect North East Huntly in particular, for some year to come
4. Add quarries
5. Add fill sites
6. Need to check peat soils and from plans



# 5. Core sense of place

## Workshop feedback:

1. General agreement
2. Could add more local amenities e.g. walkways, hospital, station, care centre, halls, swimming pool...
3. Huntly gateway?

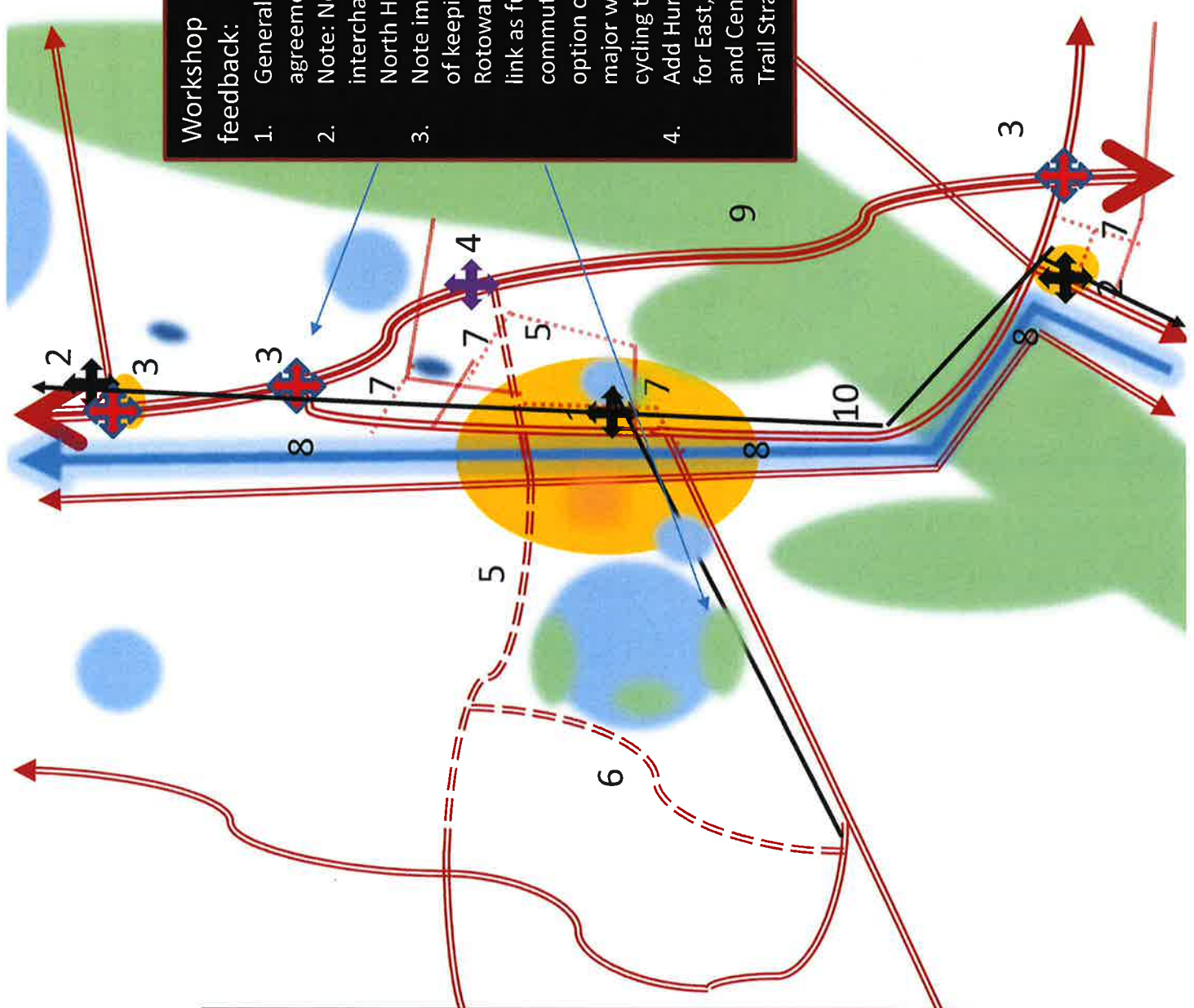




# 6. Awarua

## TEN POSSIBLE CONCEPTS

1. Rail-bus station (short term)
2. Rail-bus station (long term options)
3. Expressway interchanges (short term)
4. New interchange (long term option)
5. East-west arterial with new bridge (long term option)
6. Awa walkway and cycleway with linkages
7. Waikato Expressway
8. Former SH1 functions as urban arterial with place making and more commercial options



## Workshop feedback:

1. General agreement
2. Note: Not a full interchange at North Huntly
3. Note importance of keeping Rotowaro rail link as future commuter rail option or as a major walking & cycling track
4. Add Huntly Trails for East, South and Centre (refer Trail Strategy)

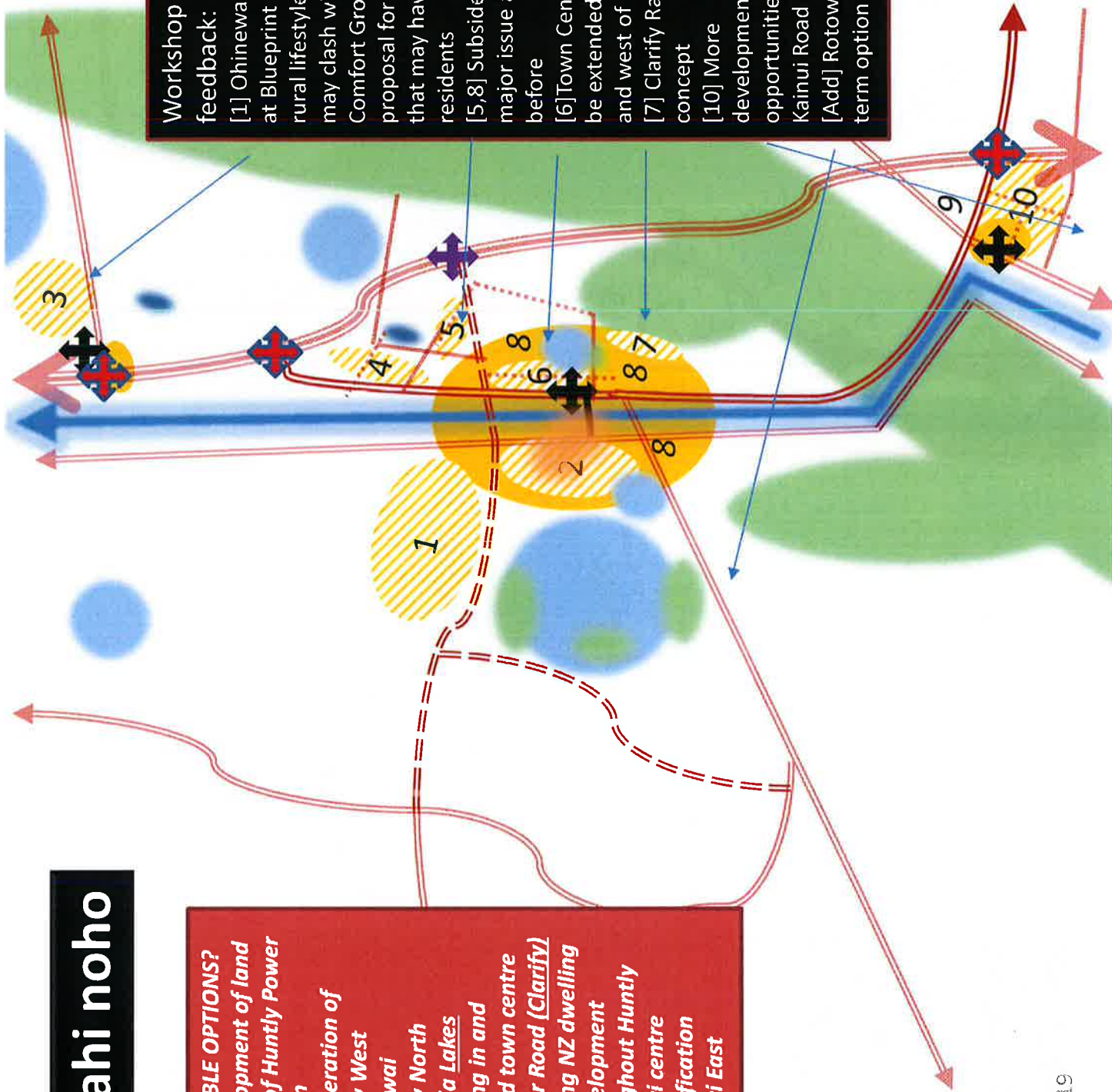
# 7. Wahi noho

## TEN POSSIBLE OPTIONS?

1. Development of land west of Huntly Power station
2. Regeneration of Huntly West
3. Ohinewai
4. Huntly North
5. Kimihia Lakes
6. Housing in and around town centre
7. Rayner Road (Clarify)
8. Housing NZ dwelling redevelopment throughout Huntly
9. Taupiri centre intensification
10. Taupiri East

## Workshop feedback:

- [1] Ohinewai residents at Blueprint requested rural lifestyle which may clash with Comfort Group proposal for new town that may have 3k residents
- [5,8] Subsidise a major issue as noted before
- [6] Town Centre could be extended to east and west of railway
- [7] Clarify Rayner Road concept
- [10] More development opportunities south of Kainui Road in Taupiri
- [Add] Rotowara, long term option



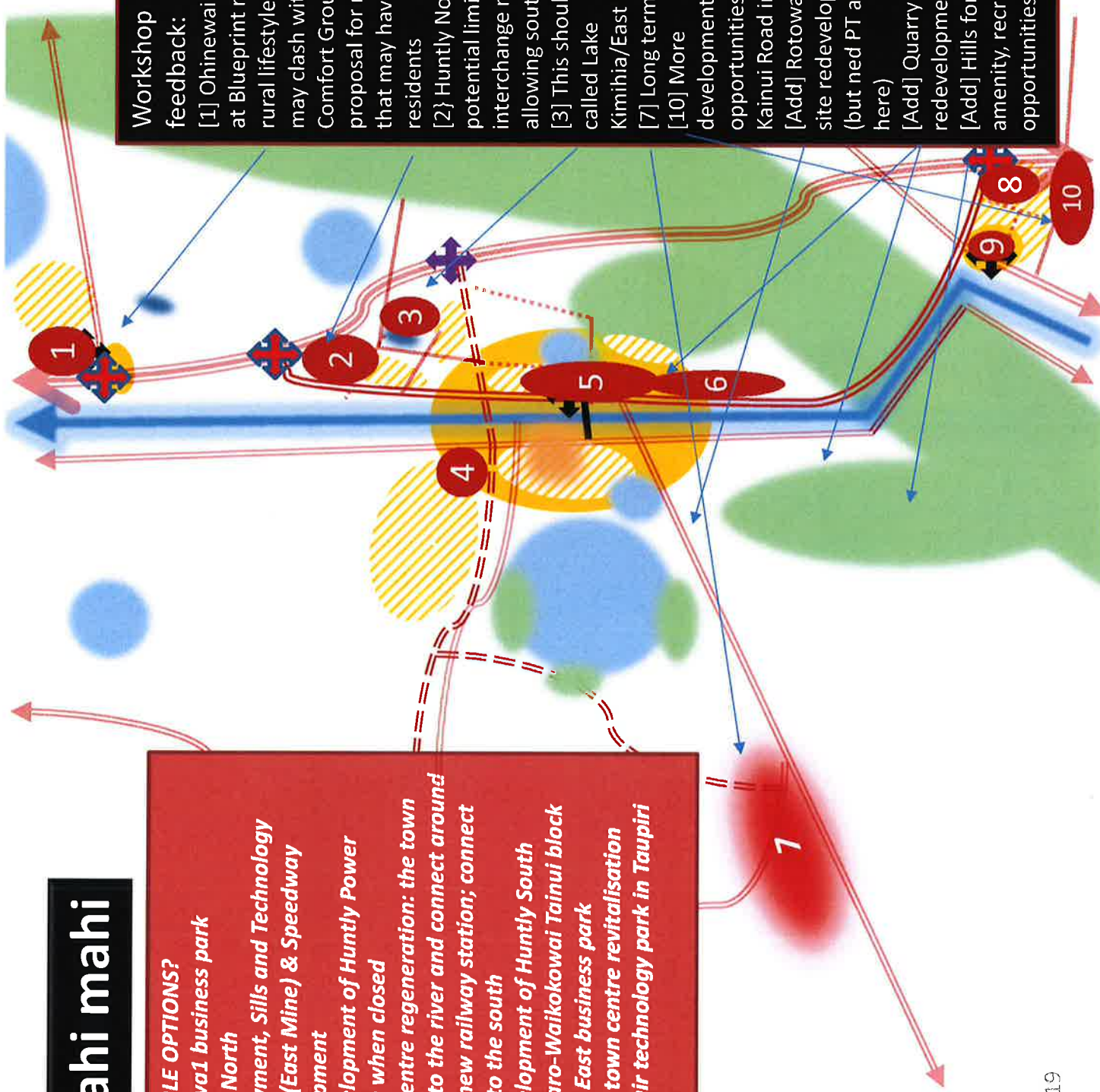
# 8. Wahi mahi

## TEN POSSIBLE OPTIONS?

1. Ohinewa1 business park
2. Huntly North
3. Employment, Sills and Technology Cluster(East Mine) & Speedway development
4. Redevelopment of Huntly Power Station when closed
5. Town centre regeneration: the town centre to the river and connect around to the new railway station; connect better to the south
6. Redevelopment of Huntly South
7. Rotowaro-Waikokowai Trainui block
8. Taupiri East business park
9. Taupiri town centre revitalisation
10. Clean air technology park in Taupiri East

## Workshop feedback:

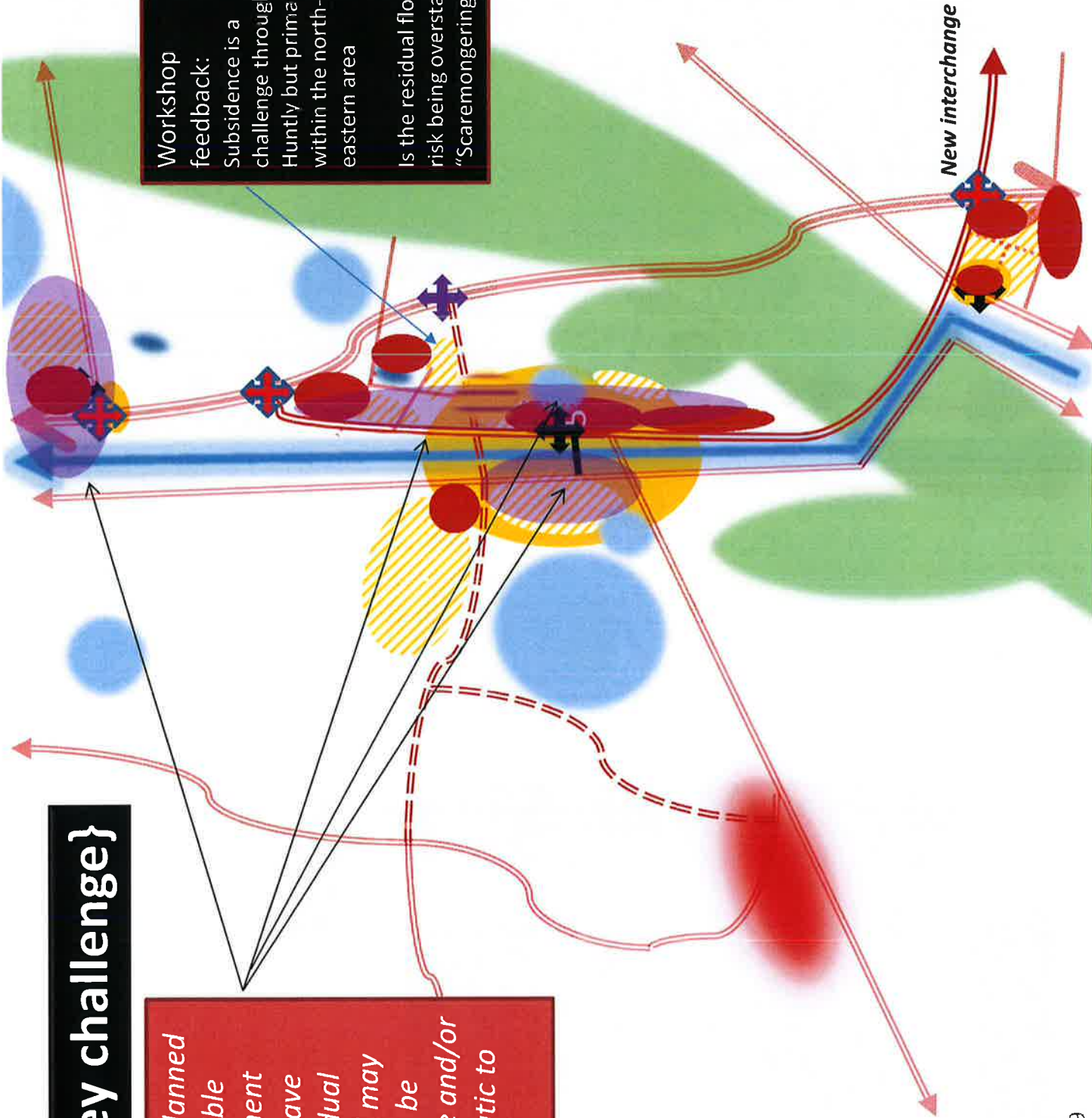
- [1] Ohinewai residents at Blueprint requested rural lifestyle which may clash with Comfort Group proposal for new town that may have 3k residents
- [2] Huntly North potential limited by interchange not allowing south turn
- [3] This should be called Lake Kimihia/East Mine
- [7] Long term only
- [10] More development opportunities south of Kainui Road in Taupiri
- [Add] Rotowaro Road site redevelopment (but ned PT along here)
- [Add] Quarry sites redevelopment
- [Add] Hills for biking, amenity, recreation opportunities



## 8. {Key challenge}

*Several planned and possible development options have high residual risks, and may therefore be expensive and/or problematic to develop .*

**Workshop feedback:**  
Subsidence is a challenge throughout Huntly but primarily within the north-eastern area  
Is the residual flood risk being overstated? "Scaremongering?"



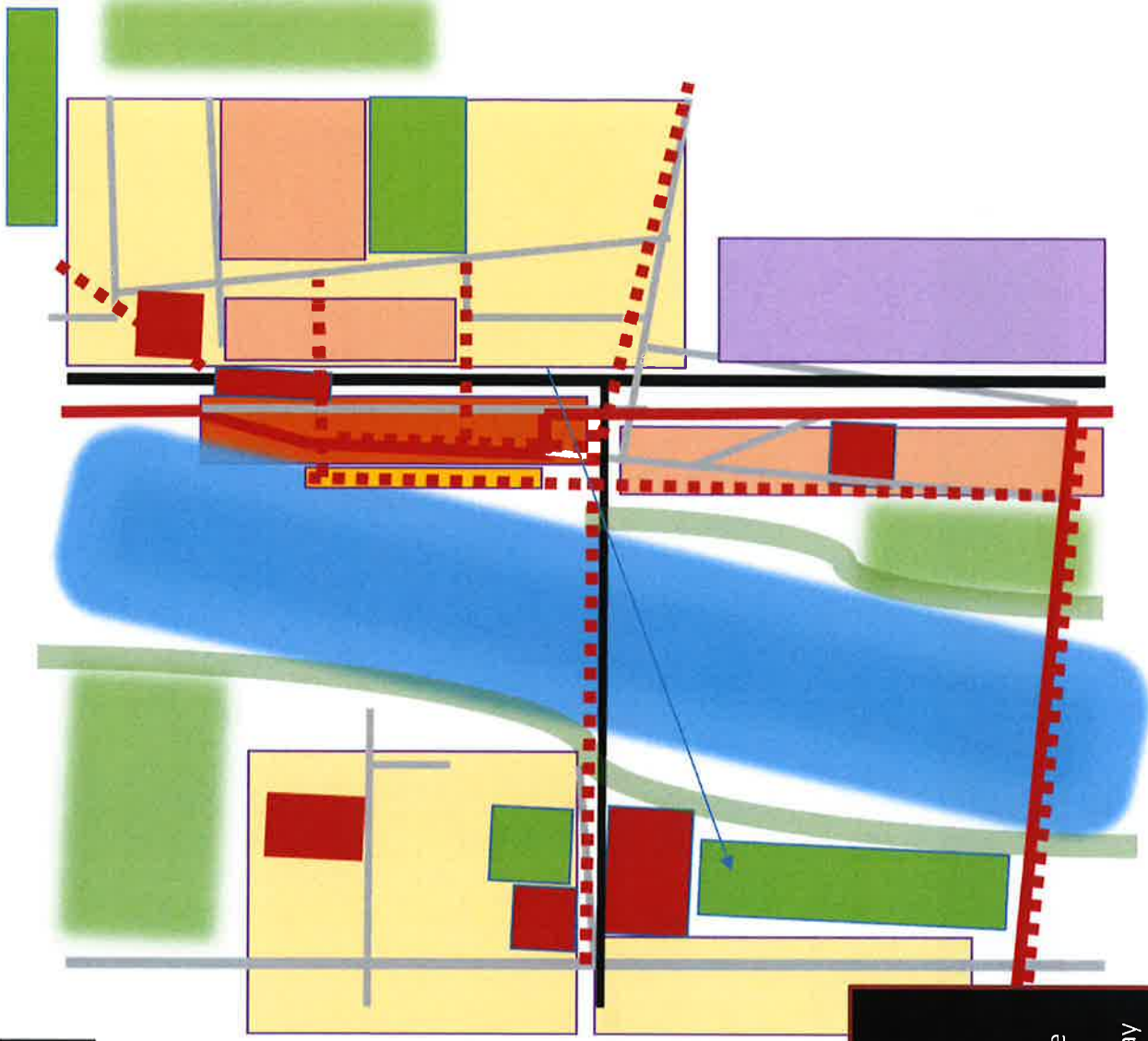
# 9. Huntly Central

## Ten 10 possible concepts

1. New (reopened) railway station with park and ride on the east
2. SH1 now local arterial, re-routed to run through Main Street
3. Station Place re-opened to traffic
4. Main Street upgrade
5. Possible ring road with new crossing at Bells
6. Great South Road as heavy vehicle bypass parallel to Main Street
7. New Town Centre waterfront precinct along the river
8. Improved walking and cycling access to east and west, and along river
9. More intensive housing options to the north and east
10. Upgrade of arterials to possible Central Interchange (Raynor & Kamihia)

### Workshop feedback:

- Diagram difficult to work with; needs to draw on previous WDC map
- Add new pedestrian river bridge
- \* Support for defining 'Huntly Central' as between (say) William and Harris Streets i.e. both sides of the River
- Extend town centre to be both sides of the railway line
- Should the town centre be moved?



## 10. Whakamana

Some of the new social and network infrastructure that would need to be located/placed and developed to support future growth

Flood management (ongoing)

Transport network and services (as per Awarua section)

Wastewater - possible new sub regional solution with Ohinewai and Te Kauwhata

Redevelopment of Huntly College

Town centre improvements (refer 9.)

Lakes 'clean up' (Blueprint)

Walking and cycling trails, including across River (e.g. Tahuna Bridge)

Reserve development e.g. Bob Byrne Memorial Park in Taupiri

[Concept of new bridge across River at Taupiri] (Blueprint)